



**Connells**

**Emerald Crescent  
Swindon**



### Property Description

A modern and beautifully presented two double bedroom family home, ideally located within the highly sought-after Abbey Farm development in North Swindon.

This attractive property offers a fantastic opportunity with the option to purchase either a 40% share or full 100% ownership, providing flexibility for a range of buyers and an ideal step onto the property ladder.

The ground floor features a welcoming layout, comprising a stylish kitchen/diner designed for both everyday living and entertaining, a convenient cloakroom, and a well-proportioned lounge with access to the rear garden. The flow of the ground floor creates a light and contemporary living space throughout.

To the first floor, the property continues to impress with two generous double bedrooms, both offering excellent space and versatility. A modern family bathroom, finished to a good standard, completes the accommodation.

Externally, the home benefits from a well-maintained, enclosed rear garden, providing a private and low-maintenance outdoor space. To the front, there is driveway parking offering practical off-road convenience.

Situated in a popular residential area, the property is well-positioned for local amenities, schooling and transport links, making it an excellent choice for a variety of buyers.

### Ground Floor Accommodation Entrance Hall

Double glazed door to the front aspect. Stairs rising to the first floor accommodation. Access to the lounge.

### Lounge

11' 6" MAX x 10' 9" ( 3.51m MAX x 3.28m )  
Double glazed window to the front aspect. Access to the kitchen diner.

### Kitchen Diner

14' 7" x 14' 3" ( 4.45m x 4.34m )  
Double glazed window to the rear aspect. Double glazed door to the rear garden. Access to the cloakroom. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. Space and plumbing for dishwasher and washing machine. Space for fridge freezer. Integrated four ring gas hob, oven and cooker hood.

### Cloakroom

Two piece suite comprising of Low level WC and wash hand basin.

### First Floor Accommodation First Floor Landing

Access to all bedrooms and family bathroom.

### Bedroom One

10' 9" MAX x 10' 3" ( 3.28m MAX x 3.12m )  
Two double glazed windows to the front aspect.

### Bedroom Two

14' 5" x 8' 5" ( 4.39m x 2.57m )  
Double glazed window to the rear aspect

### Bathroom

Three piece suite comprising of Low Level WC and wash hand basin. Partially tiled to water sensitive areas.

## External Features

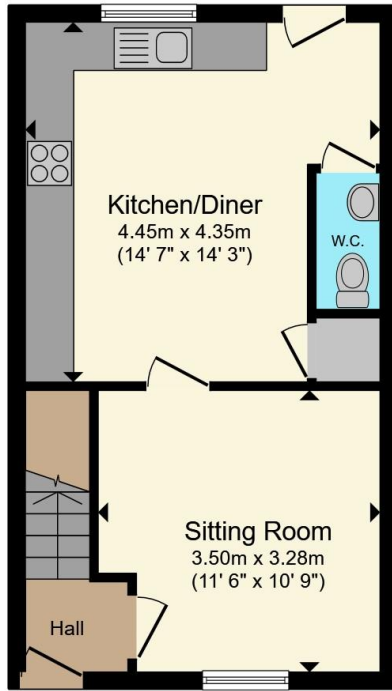
### Garden

Fenced boundaries. Laid to lawn and patio.  
Gate to the side to the front of the property.  
Shed.

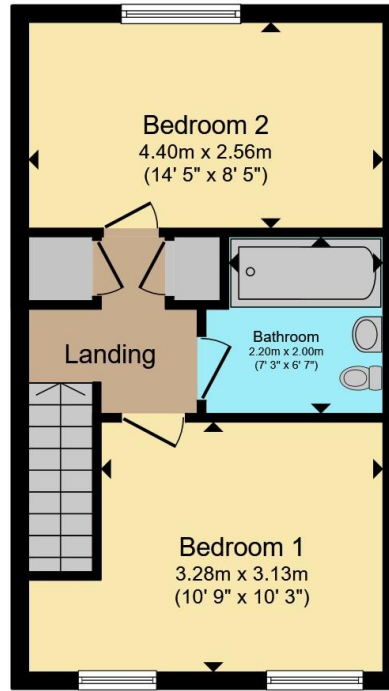
### Parking

Parking to the front of the property.





**Ground Floor**



**First Floor**

Total floor area 71.0 m<sup>2</sup> (764 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01793 708050**  
**E [swindonnorth@connells.co.uk](mailto:swindonnorth@connells.co.uk)**

Unit B11 North Swindon District Centre Thamesdown Drive  
SWINDON SN25 4AN

EPC Rating: B

Council Tax  
Band: C

Service Charge: Ask  
Agent

Ground Rent:  
Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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